159.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,100 / 961,100
					USE VALUE:	961,100 / 961,100
					ASSESSED:	961,100 / 961,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YUAN CHING &
Owner 2:	TSANG AMY YUNGYU
Owner 3:	
Street 1:	195 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WANG YUAN CHING -
Owner 2:	-
Street 1:	1537 BEACON STREET UNIT 1F
Twn/City:	BROOKLINE
St/Prov:	MA Cntry:
Postal:	02446

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 3504 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	562,100		399,000	961,100
Total Card	0.115	562,100		399,000	961,100
Total Parcel	0.115	562,100		399,000	961,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.33 | /Parcel: 274.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	105479
GIS Ref	
GIS Ref	
Insp Date	05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	562,100	0	5,000.	399,000	961,100		Year end	12/23/2021
2021	101	FV	544,900	0	5,000.	399,000	943,900		Year End Roll	12/10/2020
2020	101	FV	545,100	0	5,000.	399,000	944,100	944,100	Year End Roll	12/18/2019
2019	101	FV	409,400	0	5,000.	399,000	808,400	808,400	Year End Roll	1/3/2019
2018	101	FV	279,400	0	5,000.	336,300	615,700	615,700	Year End Roll	12/20/2017
2017	101	FV	279,400	0	5,000.	307,800	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	279,400	0	5,000.	262,200	541,600	541,600	Year End	1/4/2016
2015	101	FV	260,400	0	5,000.	228,000	488,400	488,400	Year End Roll	12/11/2014

!12389!

PRINT

Date	Time
12/30/21	14:36:03

LAST REV

Date	Time
07/24/18	11:23:08
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12389

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG YUAN CHING	58650-41		3/9/2012	Convenience	1	No	No		
CARROLL JOHN F	55956-490		12/1/2010	Estate/Div	332,000	No	No		
	9619-331		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	105479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2012	87	Heat App	26,000					W/ 2 AC SYSTEMS &
9/2/2011	1076	Addition	160,000					& RENOVATION

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Meas/Inspect	BS	Barbara S
5/1/2012	Info Fm Prmt	BR	B Rossignol
10/21/2008	Meas/Inspect	197	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06208789
Const Adj.:	0.98010004
Adj $ / SQ:	135.324
Other Features:	101728
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589193
Depreciation:	27103
Depreciated Total:	562090

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

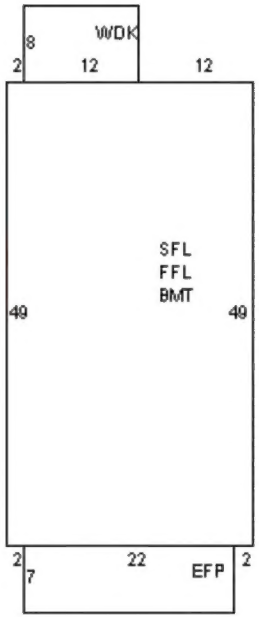
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.86
Special Features:	0	Val/Su Net:	138.04
Final Total:	562100	Val/Su SzAd	220.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,274	63.430	80,814
FFL	First Floor	1,274	135.320	172,403
SFL	Second Floor	1,274	135.320	172,403
EFP	Enclos Porch	154	44.010	6,778
WDK	Deck	96	15.680	1,505

Net Sketched Area:	4,072	Total:	433,903
Size Ad	2548	Gross Area	4072	FinArea	3504
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	